

CARMEL TECHNICAL ADVISORY COMMITTEE

MINUTES

Date: August 16, 2006
Place: Department of Community Services Conference Room
3rd Floor - Carmel City Hall
Time: 9:00 AM

9:00 a.m. **Docket No. 06080002 TAC: ACES Site Improvements.**

The applicant seeks to construct two separate parking lots, to serve adjacent uses. The site is located at 4140 West 99th Street and is zoned I1. Filed by Gregory Snelling of Snelling Engineering, LLC for ACES Power Marketing.

Present for the Petitioner: Greg Snelling with Snelling Engineering, Darin Lanich with Carson Design, and Emily Smith with Workshop Design.

Petitioner's Presentation: Greg Snelling introduced the project. He said that ACES needs additional parking because they are growing. He said that there is an amenity. He noted that they had received comments from a lot of the agencies already.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent Greg Snelling a letter. He said that his only comments were that the petitioners need an outlet permit and a little modification to the outlet control structure.

Scott Brewer, Carmel Urban Forester: He said that he sent the petitioners a review email. He said that the biggest comment was relating to the west parking lot design.

Greg Snelling said that the parking lot was not required to have landscaping on the lots. He said that the car dealership did not want trees to drop leaves on their cars.

Scott Brewer, Carmel Urban Forester: He said that being said, the requirements for that space are not there.

Discussion ensued regarding fencing and security of the lots in the area.

Chuck Shupperd, Vectren Energy: He said that he had no comments.

Gary Hoyt, Carmel Fire Department: He clarified that if the gates were going to be manually locked, the Fire Department would need a Knox Padlock, so they could have access.

Greg Snelling said that he would like to set up a meeting with the Fire Department to coordinate the fencing and the gates.

Nick Redden, Carmel Engineering: He said that they had not received plans on this. He also noted that he wasn't sure if it was in their jurisdiction.

Greg Snelling said that they had emailed the plans to Gary Duncan and that Gary Duncan had responded.

Mike McBride, Hamilton County Highway: He said that County Highway has no jurisdiction on the roadways.

Angie Conn, DOCS: She said that she had no comment.

Karyn Ryg, DOCS Transportation Systems Planner: She said that she had not had a chance to review this yet, but that she would send her comments when she completed her review.

Matt Griffin, DOCS: He clarified that he would need to look at the elevations of the proposed gazebo structure.

...END...

9:15 a.m.

Docket No. 06080003 ADLS: Meridian Technology Center-Strategic Marketing & Research

The applicant seeks construction approval for a proposed 11,921-square foot, two-story office building and related parking.

The site is located at 117th Street and College Avenue and is zoned B2.

Filed by Mark Monroe of Wooden & McLaughlin LLP for REI Real Estate Services, LLC.

Present for the Petitioner: Ashton Fritz with Schneider, Jeremy Stephenson with REI Investments, and Mark Monroe with Wooden & McLaughlin representing the petitioner.

Petitioner's Presentation: **Mark Monroe** introduced the project. He noted that the building would be sprinkled. He said that the building contains adequate parking for the site and adequate landscaping and lighting as well.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent the comment letter. He said that he would like to see how it gets conveyed to the regional detention ponds and that he would complete a site visit to help them figure that out. He said that he wants to see the drainage calculations for the building to the West to make sure that it took this site into account. He said that he would recommend an easement to protect their drainage rights and he needs an outlet permit.

Scott Brewer, Carmel Urban Forester: He said that he sent the petitioner his comments in an email. He said that he had some species comments and tree planting graphics.

Chuck Shupperd, Vectren Energy: He clarified that the petitioners would not need gas service.

Gary Hoyt, Carmel Fire Department: He said that he did not get a letter out yet. He said that he would need to coordinate a meeting with the petitioners to discuss the possibility of an additional fire hydrant and its location. He said that in that meeting they would also discuss the fire department connection treatment. He said that if the petitioners were going to use a fire alarm system, then the Fire Department would like to request a remote enunciator panel at the main entry. He said that they would like a Knox box and the fire department caps for the fire sprinkler Siamese. He clarified that the building would not have a basement.

Nick Redden, Carmel Engineering: He said that they were still reviewing the project and that they would get the petitioner comments as soon as the review was complete.

Mike McBride, Hamilton County Highway: He said that the project was out of their jurisdiction.

Angie Conn, DOCS: She said that she had no comments.

Karyn Ryg, DOCS Transportation Systems Planner: She said that she was still in the process of reviewing the project, but that she did notice that this project would require four bicycle parking spaces. She said that it looks like they have four racks, which is excellent. She said that actually counts as eight bicycle parking spaces. She said that she would send the petitioners a comment letter when she completed her review.

Matt Griffin, DOCS: He said that he didn't have any additional comments or concerns with the project at this point.

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9:30 a.m.

**Docket No. 06080004 Z and 06080005 ADLS: Global Financial Consultants
CONT TO SEPT 20**

The applicant seeks rezoning construction approval for a proposed office building and related parking. The site is currently zoned S1, with a request to rezone to the B2 classification.

The site is located at 3745 West 98th Street.

Filed by Robert Clutter of Clark Quinn Moses Scott and Grahm, LLP for Global Financial Consultants.

The petitioners requested that this item be continued to the September 20, 2006 meeting.

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9:45 a.m.

**Docket No 06080018 SP: Village on the Monon Secondary Plat
ADDED 08/16/2006**

The applicant seeks to plat 19 lots on 6.29 acres.

The site is located at 1320 Rohrer Road and is zoned R1 Residential

Filed by Kevin Roberts of DeBoy Land Development Services for The Anderson Corporation.

Present for the Petitioner: Kevin Roberts with DeBoy Land Development Services, and Jim Anderson with Stewart & Anderson, LLS.

Petitioner's Presentation: Kevin Roberts introduced the project.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he had not had a chance to review the project letter. He said that he would get the petitioner comments in the next day or so.

Scott Brewer, Carmel Urban Forester: He said that he would get the petitioner comments. He clarified that the landscape plan that was part of the primary plat was still the intent of the petitioner.

Chuck Shupperd, Vectren Energy: He said that they have gas there, so they could just extend the gas off of Jeffrey Court.

Gary Hoyt, Carmel Fire Department: He said that he would like to see a plan that shows where the closest fire hydrant is. He said that his first comment is that he is requesting a new fire hydrant at the intersection. He said that he would like the blue reflective markers hydrant markers in the middle of the street.

Jim Anderson said that there was an existing hydrant somewhere on the proposed lot twelve. He said that the hydrant would probably have to be relocated.

Nick Redden, Carmel Engineering: He said that they were still finishing their comment letter and they would send it to the petitioner when it was ready.

Mike McBride, Hamilton County Highway: He said that the project was outside of their jurisdiction.

Angie Conn, DOCS: She said that she had no comments.

Karyn Ryg, DOCS Transportation Systems Planner: She said that she was still reviewing the plat and would get the petitioner her comments later in the week.

Matt Griffin, DOCS: He said that he would give the petitioner a short list of edits to the plat that will need to happen. He said that he would send them a letter showing those changes required.

Discussion ensued regarding the path widths.

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10:00 a.m.

Docket No. 06060023 DP/ADLS: Bill Estes Pre-Owned Facility

The applicant seeks to construct a new, 9,350-square foot, pre-owned vehicle sales facility. Variances for signage, landscaping, and bufferyards will be filed. The site is located at 4102 West 96th Street and 9884 Michigan Road, and is zoned B2.

Filed by Mary Solada of Bingham McHale LLP for Bill Estes Chevrolet.

Docket No. 06070011 TAC: Bill Estes Remodel

The applicant seeks to remodel an existing structure for a detail shop, inspection area, and lease space.

The site is located at 4310 W. 96th St. and is zoned I1/Industrial.

Filed by Mary Solada of Bingham McHale LLP for Bill Estes Chevrolet.

Matt Griffin, DOCS: He commented that 06070011 TAC had received comments last month, but were not officially on the agenda. He said that the items would be heard together for that reason.

Present for the Petitioner: Annemarie Varga with Bingham McHale, Ashton Fritz with Schneider Corp., and Michael Monaghan with CSO Schenkel Shultz.

Petitioner's Presentation: Annemarie Varga introduced the project.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent out an email. He said that everything was okay with his office.

Chuck Shupperd, Vectren Energy: He said that they have gas service in the Scuba place, so it could be extended. He said that they should give him a call when they need service.

Gary Hoyt, Carmel Fire Department: He said that all he is asking for is a plan that shows the water distribution and the fire hydrant locations. He said that they need a Knox Box on all of those buildings.

Scott Brewer, Carmel Urban Forester: He said that the foundation plantings don't meet the ordinance. He said that he is not sure that all the bufferyards do either. He said that it is one thing if you are given existing site obstacles and hardships to work around. But, he said that when there is new construction going on, he couldn't very well allow a lack when it comes to meeting the ordinance. He said that the petitioners should start there. He said that it clearly doesn't meet the ordinance now and he couldn't approve it at this point.

Annemarie Varga said that she would schedule to meet with Scott Brewer outside of the meeting.

Nick Redden, Carmel Engineering: He said that the project is outside of their jurisdiction.

Mike McBride, Hamilton County Highway: He clarified that the petitioners would have no work in the public right of way and that they would be using the existing curb cuts. He said that as long as that was the case, they had no concerns.

Angie Conn, DOCS: She said that she had no comments.

Karyn Ryg, DOCS Transportation Systems Planner: She said that she received the petitioner's comments about the path. She said that if the retention ponds prevent the installation of a path, then the petitioners are required to make a contribution to the non-reverting thoroughfare fund for what that section of path would have cost the petitioners based on their construction costs. She said that she would do an inspection to make sure that the path wouldn't work there and she said that she would get back with the petitioners to let them know what she finds.

Matt Griffin, DOCS: He said that they had no comments on the TAC only part of the petition. He said that on the new building the petitioners were going to be held to the new 421 Overlay standards. He said that the petitioners would want to make the case that they are meeting the ordinance as they go into Plan Commission. He said that it would be advisable that they have a preliminary plan with Scott on how the petitioners are going to work out the landscaping issues. He said that they would be doing a staff report prior to the meeting. He said that staff would get them a letter with their initial comments on the TAC review.

Christine Barton-Holmes, DOCS: She said that she had no additional comments other than reiterating that the petitioners need to meet the requirements.

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10:15 a.m.

Docket No. 06080007 PP, 06080008 SW: Clay Court

The applicant seeks to plat 4 lots on 2.84 acres, and seeks a waiver from SCO Chapter 6.03.20—Private Streets.

The site is located on 126th Street between Spring Violet Place and Sugar Cay Court, and is zoned S1 and S2.

Filed by Gary Murray of The Schneider Corporation for Robert E. Stein of the Stein Investment Group.

Present for the Petitioner: Jim Shinaver with Nelson and Frankenberger, Gary Murray with Schneider, and Mike Stein and Bob Stein with Stein Investment Group.

Petitioner's Presentation: Jim Shinaver introduced the project. He said that the name of the proposal would be referred to from here forward as Clay Estates. He said that they were filing two waiver requests for private streets and street frontage. He said that they would like to meet with Scott Brewer on site to help evaluate the existing trees on the site. He said that they would also want to meet with Gary Duncan to review the waiver requests.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent a letter that said that it wasn't in one of their watersheds, so they had no comments.

Scott Brewer, Carmel Urban Forester: He said that he would be glad to meet with the petitioners on site.

Chuck Shupperd, Vectren Energy: He said that since the streets were private, they would probably need utility easements on both sides of the streets to extend development.

Gary Hoyt, Carmel Fire Department: He clarified that they would have no amenity. He said that he would need the blue reflective hydrant markers installed in the middle of the streets. He said that they were asking that a fire hydrant be installed at the end of the cul-de-sac. He clarified that the development would not be gated. He gave the petitioner a copy of the turning radius information for their ladder truck. He said that he doesn't know how it will turn around, but if the petitioners can figure out how to get it to turn around in it, they won't have any problems with the Fire Department.

Nick Redden, Carmel Engineering: He said that Engineering would probably provide comments after the petitioners meeting with Gary Duncan.

Mike McBride, Hamilton County Highway: He said that it was outside of their jurisdiction.

Angie Conn, DOCS: She said that she had no comments.

Karyn Ryg, DOCS Transportation Systems Planner: She said that the petitioners would need to show a ten-foot asphalt path along the frontage on 126th street. She said that they would need to show five-foot sidewalks along their internal streets. She said that she would get the petitioners a letter later this week.

Matt Griffin, DOCS: He said that the Engineering comments would really drive the Plan Commission questions. He said that they don't really have any comments on this because most of the issues are engineering issues. He said that they would get the petitioners a comment to that effect.

Discussion ensued regarding the driveway/road.

Christine Barton-Holmes, DOCS: She said that she didn't have any additional comments at this time.

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10:30 a.m.

Docket No. 06080009 DP/ADLS: Portrait Artist Studio

The applicant seeks to convert a residential property into a commercial use. The site is located at 420 N. Range Line Road and is zoned B5 within the Old Town Overlay.
Filed by Marie Moorcroft (owner).

The Petitioner did not appear; therefore comments were not given at this meeting.

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10:40 a.m.

Docket No. 06080014 DP/ADLS: Renaissance Hotel

The applicant seeks approval to construct a full-service hotel.

The site is located at 11911 N. Meridian St. and is zoned B-6/Business within the US Hwy 31 Corridor Overlay.

Filed by Paul Reis of Bose McKinney and Evans LLP for W & H Realty.

Present for the Petitioner: Jeff Eagle, Terry Dammeyer, and Jeff Kohrman with Winegardner & Hammons, and Mike Terry with Dreisenga & Associates.

Petitioner's Presentation: The petitioner introduced the project.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent a comment letter to Jeff Eagle. He said that he would need an outlet permit. He said that, since the project has offsite regional detention, the petitioners would need to coordinate the numbers. He said that there might be a conflict with the existing storm pipe of the side outlet. He said that they recommend that an easement be acquired across the next parcel to protect legal drainage to the next parcel.

Scott Brewer, Carmel Urban Forester: He said that they met on Monday. He said that he hasn't been out to look at the one tree they discussed. He said that he emailed the petitioner comments.

The petitioner said that he knew that they had some species to adjust and to raise the root ball, so they knew what direction they were heading in.

Chuck Shupperd, Vectren Energy: He said that this site is right in the middle of their gas lines. He said that when they design it, they don't know if they will come from the North or the South, but they could extend their facilities.

Gary Hoyt, Carmel Fire Department: He said that he noticed that the building was going to be sprinkled. He said that his Department would like to have a meeting with the petitioners to discuss where they want to put the fire department connection. He said that they would need to put in a pump if it was needed. He said that they would like an exterior door to the riser room. He said that they need at least one Knox Box on the building. He said that they would like to have one outside of the riser room as well. He clarified that the remote enunciator panel would be set at the front desk.

The petitioner said that the life safety director for Winegardner & Hammons was Bob Sears.

Nick Redden, Carmel Engineering: He said that they were still reviewing this item and that he would get the petitioner their comments when they were finalized.

Angie Conn, DOCS: She said that she had no comments at this time.

Karyn Ryg, DOCS Transportation Systems Planner: She said that she wanted to remind the petitioners to follow the specifications in the ordinance with regards to the installation of the required bike parking for the site. She clarified that the

entrances near the bike racks would be accessible for the employees. She said that the petitioners would be required to conform to the Alternative Transportation Plan, which calls for a 10 ft. wide asphalt path along Pennsylvania.

Discussion ensued regarding the address of the site.

Christine Barton-Holmes, DOCS: She said that they are concerned about the presence of the building along Meridian because they would like to see it played up a little more, even though it is the “back” of the building. She said that they would need to see a list of materials at Plan Commission. She clarified that the restaurant in the hotel would be open to the public. She said that they would like to see a little more prominence for the entrance of the restaurant for people coming in to eat from the outside. She said that the staff would get the review letter out to the petitioners in the next few days.

Discussion ensued regarding the timeframe of the project construction process.

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11:00 a.m.

Docket No. 06050004 Z: 10403 Pennsylvania Street Rezone

The applicant seeks to create to rezone property from R1 to B5.

The site is located at 10403 Pennsylvania Street and is zoned R1 within the Home Place Overlay.

Filed by Marshall Andich (owner).

Present for the Petitioner: Marshall Andich, the property owner.

Petitioner’s Presentation: Marshall Andich introduced the project.

Greg Hoyes, Hamilton County Surveyor’s Office: He said that he had no comment on the rezoning.

Scott Brewer, Carmel Urban Forester: He said that he had no comments on the rezoning, but he didn’t get any plans.

Chuck Shupperd, Vectren Energy: He said that he had no comments on the rezoning.

Gary Hoyt, Carmel Fire Department: He said that he had no comment on the rezoning.

Nick Redden, Carmel Engineering: He said that they had no comments on the rezoning.

Mike McBride, Hamilton County Highway: He said that he had no comments on the rezoning.

Angie Conn, DOCS: She said that she had no comments on the rezoning.

Karyn Ryg, DOCS Transportation Systems Planner: She said that she had no comments on the rezoning.

Christine Barton-Holmes, DOCS: She said that she had no comments on the rezoning.

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11:10 am

Docket No. 06080012 TAC: Kruse Carpet Recycling

The applicant seeks to construct a carpet storage and bailing building. The site is located at 4800 W. 96th Street and is zoned I1 Industrial. Filed by Richard Kruse for Kruse Carpet Recycling.

Present for the Petitioner: Kasey Kruse, the petitioner.

Petitioner's Presentation: The petitioner introduced the project. She said that the business is recycling Nylon 6 and Nylon 66 carpeting because it will not biodegrade in a landfill. She said that they have agreements with a lot of the carpeting companies. She said that people bring them their carpeting and they bale it and ship it out. She said that the building would accommodate a baler, which would mechanically bale the carpet. She said that ¾ of the building would be used for storage.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he faxed the petitioners a letter. He said that he really didn't have any comments or concerns with this.

Scott Brewer, Carmel Urban Forester: He said that even though the petitioners may not be able to meet the bufferyard requirements, they would still like for the petitioners to plant trees where they can.

The petitioner said that they would be willing to plant trees, but that they were concerned with visibility along 96th street.

Discussion ensued regarding tree size.

Chuck Shupperd, Vectren Energy: He said that the existing building has gas. He clarified that the petitioners would not have need of any additional gas services.

Gary Hoyt, Carmel Fire Department: He said that he had spoken with Mr. Kruse and Mr. Kruse had informed him that he wasn't certain about whether the building would be sprinkled or not. He said that if the building were sprinkled, the Fire Department would need to discuss the fire department location. He said that they would ask for a Knox Box for emergency access. He said that if the building has a fire alarm system, the Fire Department would like to have a remote enunciator panel located at the main entrance. He clarified that the building would be about 20 feet tall.

Nick Redden, Carmel Engineering: He said that the project is outside of their jurisdiction, so he had no comments.

Angie Conn, DOCS: She said that she had no comment.

Karyn Ryg, DOCS Transportation Systems Planner: She said that she would coordinate with Scott because the Alternative Transportation plan requires a ten-foot asphalt path be placed on 96th street. She said that she would finish her review and send the petitioners her comment letter.

Christine Barton-Holmes, DOCS: She said that she didn't have any additional comments at this time.

...END...